



**8 Ashford Mews, Old Street, SY8 1NP**  
**Guide Price £130,000**

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# 8 Ashford Mews Old Street

A spacious second-floor apartment in a private development of just eight homes, offering a peaceful courtyard setting within easy reach of the town centre. Features include two double bedrooms, a separate kitchen, a bright living room with rooftop views towards Clee Hill.

- Ideal Investment Opportunity
- Town Centre Location
- Two Double Bedrooms
- Allocated Parking Spaces
- Far Reaching Views
- NO CHAIN

## Material Information

**Guide Price** £130,000

**Tenure:** Leasehold

**Local Authority:** Shropshire

**Council Tax:** B

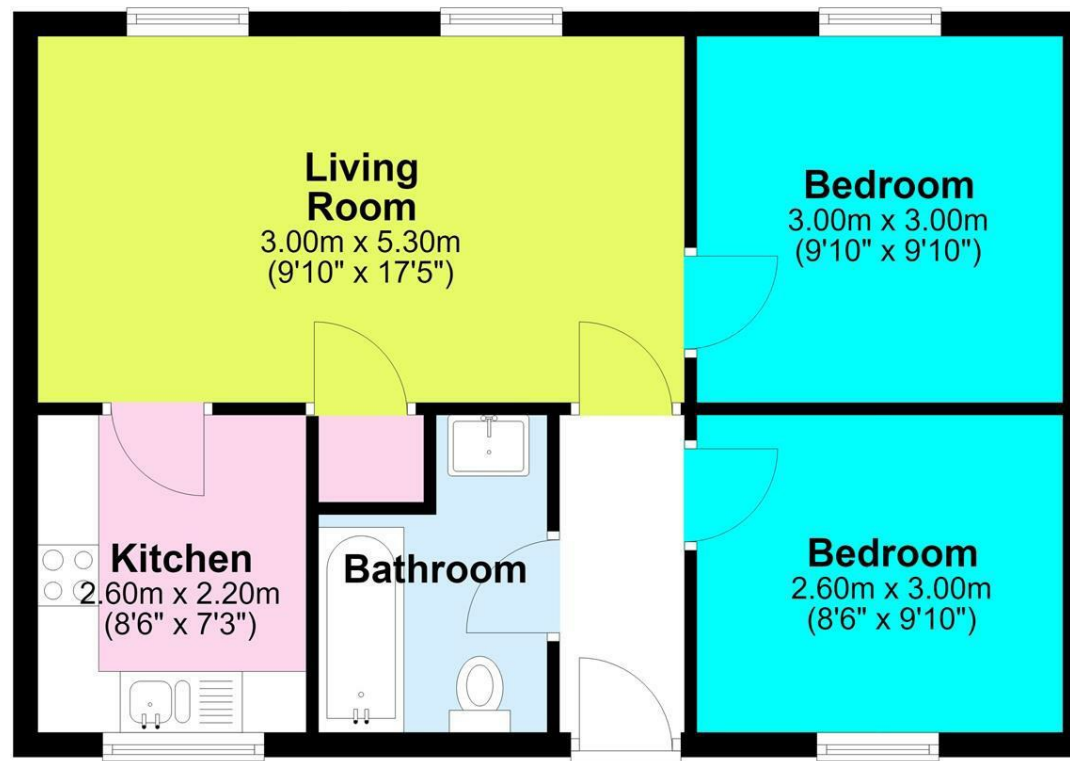
**EPC:** C (72)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor



Total area: approx. 46.9 sq. metres (504.9 sq. feet)

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

**Property Description**

Accessed via an external staircase, the apartment occupies the second floor of a small and private development comprising just eight similar properties, set beyond an attractive archway within a courtyard. Its secluded position provides a peaceful setting while remaining within easy reach of the town's amenities.

Internally, the accommodation is generously proportioned and includes two spacious double bedrooms, a bathroom fitted with a white suite and shower over the bath, a separate kitchen and a bright, spacious living room. The living room enjoys pleasant rooftop views extending towards the Cleve Hills, creating a light and welcoming living space.

**Outside and Parking**

The property benefits from two allocated parking spaces, providing convenient off-road parking for residents and visitors alike.

**Location**

The apartment is ideally positioned within walking distance of the town centre, offering easy access to a range of shops, cafés, restaurants and everyday amenities. Despite its central location, the development enjoys a private and tucked-away setting, making it an appealing choice for both permanent residents and holidaymakers.

**Services**

Mains electricity, water and drainage are understood to be connected. Prospective purchasers are advised to make their own enquiries regarding the availability and operation of all services.

**Tenure**

The property is understood to be leasehold. Prospective purchasers should verify the remaining lease term, service charges and ground rent with their solicitor prior to exchange of contracts.

**Agents Notes**

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

**DIRECTIONS**



